



Viewing by appointment with our Petts Wood Office - 01689 606666

12A Station Square, Petts Wood, Orpington, Kent, BR5 1NA

£1,750 pcm

- Available Long Term
- First Floor Apartment
- Open Plan Kitchen
- Private Entrance Hall
- Brand New Re-Furbishment
- Two Double Bedrooms
- Contemporary Bathroom/Shower
- Own Parking Space

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website - www.proctors.london



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AVAILABLE TO RENT ON A LONG-TERM BASIS. This first floor apartment is centrally located in Petts Wood Station Square with all amenities close to hand. First time to the rental market, this property has just been fully refurbished to a high specification. The property features its own entrance door with an internal staircase leading to the main accommodation. There are two double bedrooms, a spacious open plan lounge and kitchen area plus a contemporary bathroom with shower. The kitchen and bathroom are brand new installation. There is central heating by radiators (electric), modern LED lighting, fitted Venetian blinds, ceramic tiled flooring, fitted carpets and double glazed windows throughout. There is a rear porch shared with one other property and a useful private storage room. Benefits to note include a private parking bay and electric charging point. The property is ideal for Petts Wood mainline station and good transport links. Available from February 2024. EXCLUSIVE TO PROCTORS.

Location

The property is situated in Station Square.

Lettings Terms and Conditions

Tenant Permitted Payments:

HOLDING DEPOSIT (PER TENANCY) – ONE WEEK’S RENT.

(Proctors are not taking holding deposits)

This is to reserve a property. Please Note: This will be withheld if any relevant person (including guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR) Five weeks’ rent. This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR) Six weeks’ rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE (S) Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT’S REQUEST) £50 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlord’s instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (TENANT’S REQUEST) £50 (Inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord’s instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (TENANT’S REQUEST) Should the tenant wish to leave their contract early, they shall be liable for the landlord’s costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

GREEN DEAL To make payments towards Energy Efficiency improvement under a Green Deal charge (as set in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.

OTHER PERMITTED PAYMENTS

- Rent
- Utilities and council tax/TV licence
- Communication services, cable, satellite, subscription and installation
- Default fees
- Any other permitted payments, not include above, under the relevant legislation including contractual damages.

TENANT PROTECTION

Proctors are member of Propertymark and CMP Client Money Protection which are client money protection schemes and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website www.proctors.london or by contacting us direct.



GROUND FLOOR

Entrance Hall

Private entrance door, interior staircase to hall landing. Electric meters.

Landing

Recessed ceiling lights, built in cupboard housing hot water cylinder, room thermostat, access to loft.

Social Living Space

6.66m x 4.55m (21' 10" x 14' 11")

Lounge Area

Double glazed window to rear, ceramic tiled floor, radiator, open plan to kitchen.

Kitchen Area

Double glazed window to rear, fitted blinds, wall and base cabinets, built in Bosch electric oven, fitted Bosch electric hob set into granite work top, granite splash back to Neff extractor hood, stainless steel sink unit, mixer tap, plumbed for washing machine, space for fridge freezer, ceramic tiled floor, recessed ceiling lights.

Bedroom One

4.32m x 3.45m (14' 2" x 11' 4") Double glazed oriel bay window to front, fitted Venetian blinds, built in wardrobe, recessed ceiling lights.

Bedroom Two

5.36m x 3.10m (17' 7" x 10' 2") Double glazed window to front, fitted Venetian blinds, built in double wardrobe, radiator, recessed ceiling lights.



Bathroom

2.20m x 1.67m (7' 3" x 5' 6") Whiter suite comprising bath with built in thermostatic shower, shower screen, wall mounted W.C, hand basin on vanity unit, chrome heated towel rail, ceramic tiled floor and walls, extractor fan recessed ceiling lights.

Rear Porch (Shared with 14A)

Ceramic tiled floor, stairs leading down to shared entrance door.

Private Storage Room (for 12a only)

1.48m x 1.09m (4' 10" x 3' 7") Power and light, ceramic tiled floor, shelf.

OUTSIDE

Outside

Private parking space to rear aspect. Electric charging point.

ADDITIONAL INFORMATION

Council Tax

TBC

Tenancy Information

Rent: £3,750.00 PCM Paid in Advance

Security Deposit: Five weeks Rent with DPS paid in advance £2,019.00

Furnishing: Unfurnished to include kitchen cooking appliances

Availability: Tenancy from 1st February 2024

Term: Long Term availability (12 months plus)

Restrictions: No smokers, no sharing

Pet Policy: Sorry No Pets

